

PREPARED BY & RETURN TO:
BRIDGFORTH & BUNTIN
P. O. BOX 241
SOUTHAVEN, MS 38671
(601) 393-4450

BOOK **313** PAGE **503**

STATE MS. - DE SOTO CO. *W.D.*

MAR 13 1 37 PM '97 *W.D.*

WARRANTY DEED

FILE Number: 97-116

**DUNAVANT ENTERPRISES, INC., a
Tennessee corporation, GRANTOR**

TO

BK 313 PG 503
W.E. DAVIS CH. CLK.

DILIP BHANA, GRANTEE.

THIS INDENTURE, made and entered into as of the **11th** day of **March, 1997** by and between

DUNAVANT ENTERPRISES, INC., a Tennessee Corporation, whose address is 3797 New Getwell Road, Memphis, Tennessee 38118 and whose telephone number is (901) 369-1605,

hereinafter referred to as **Grantor**, and

DILIP BHANA, whose address is
and whose telephone number is

hereinafter referred to as **Grantee**.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and warrant unto the said Grantee the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot(s) 16, Plum Point Villages, in Section 1, Township 2 South, Range 8 West, DeSoto County, Mississippi as per plat thereof recorded in Plat Book 56, Page 14, in the office of the Chancery Clerk of DeSoto County, Mississippi.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her/their/its heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

Easements and building lines as shown recorded plat at Plat Book 46, Page 14 in the office of the Chancery Clerk of DeSoto County, Mississippi.

Rights of way and easements for public roads and public utilities and subdivision and zoning regulations in effect in DeSoto County, Mississippi.

Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand, and gravel in, on, and under subject property.

Right of Way to Mississippi Power & Light Co., recorded in Book 41, Page 516, in the office of the Chancery Clerk of DeSoto County, Mississippi.

30' R.O.W. to Mississippi Power & Light Co. recorded in Book 299, Page 702, in the office of the Chancery Clerk of DeSoto County, Mississippi

30' R.O.W. to Mississippi Power & Light Co. recorded in Book 295, Page 206, in the office of the Chancery Clerk of DeSoto, Mississippi.

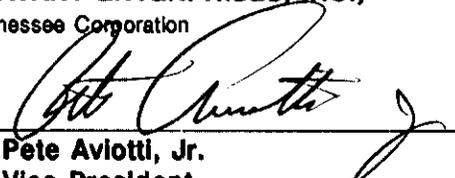
Taxes and special assessments for the year 1997, not yet due and payable, which taxes Grantor agrees to pay.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

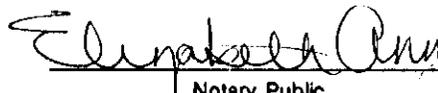
WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

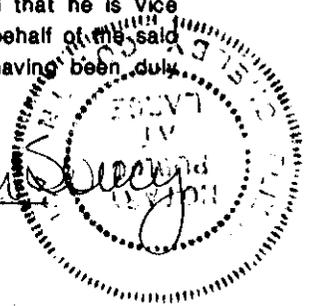
DUNAVANT ENTERPRISES, INC.,
a Tennessee Corporation

BY: 
Pete Aviotti, Jr.
Vice President

STATE OF TENNESSEE,)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned authority in and for the said county and state, on this 10 day of March, 1997, within my jurisdiction, the within named **PETE AVIOTTI, JR.**, who acknowledged that he is Vice President of **DUNAVANT ENTERPRISES, INC.**, a Tennessee Corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.


Notary Public



MY COMMISSION EXPIRES AUG. 8, 2000

Commission Expiration: _____

THIS INSTRUMENT PREPARED BY:

THE POE FIRM, P.C.
261 GERMANTOWN BEND COVE
CORDOVA, TN 38018
TELEPHONE: (901) 758-8200

AFTER RECORDING, RETURN TO:

BRIDGFORTH & BUNTIN
ATTORNEYS AT LAW
1607 STATE LINE ROAD WEST
SOUTHAVEN, MS 38671
TELEPHONE: (601) 393-4450

GRANTOR:

DUNAVANT ENTERPRISES, INC.
3797 NEW GETWELL ROAD
MEMPHIS, TN 38118
BUSINESS TELEPHONE: (901) 369-1605
HOME TELEPHONE: None

GRANTEE:

DILIP BHANA
8954 Woodmark Drive
Cordova, TN 38018

BUSINESS TELEPHONE: 754-2262
HOME TELEPHONE: 781-0111